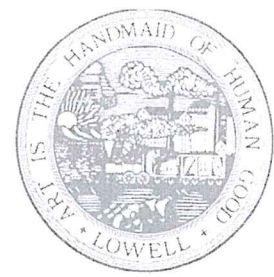


# City of Lowell

## Zoning Board of Appeals

### Agenda



2/26/2018 at 6:30 PM  
City Hall, City Council Chambers, 2<sup>nd</sup> Floor  
375 Merrimack Street, Lowell MA 01852

Notice is hereby given that the City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 2/26/2018 at 6:30 PM as follows:

Any person with an interest in this case is invited to attend this public hearing held in the City Council Chambers at City Hall, 2<sup>nd</sup> Floor, 375 Merrimack Street, Lowell MA 01852.

Application, plans, and submitted documentation are available for review at the Division of Development Services during normal City Hall Hours in Rm. 51.

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2018 FEB 22 AM 9:17

#### I. Continued Business

##### ZB-2017-49

*Petition Type:* Variances

*Applicant:* Stephen McLean

*Re Property Located at:* 34 Fisher Street 01850

*Applicable Zoning Bylaws:* Sections 5.3 and 6.1.10

*Petition:* The applicant is seeking Variance approval for the extension of a driveway at 34 Fisher Street. The project seeks relief under Section 5.3 for landscaped open space, Section 6.1.10 for off-street parking dimensional requirements, and for any other relief required of the Lowell Zoning Ordinance. The subject property is located in the Traditional Two Family (TTF) zoning district.

#### II. New Business

##### ZB-2018-5

*Petition Type:* Variance(s)

*Applicant:* George Theodorou, Esq. c/o The Union Lowell, LLC

*Re Property Located at:* 585, 591, 605, 609.1, 619, 629, 639 Market Street; 616, 628, 636, 646, 650, 666 Merrimack Street; 23 Cabot Street 01854

*Applicable Zoning Bylaws:* Sections 6.1, 6.1.4, 6.1.5.4, 6.1.6.1, 6.1.6.6, 6.1.10, and 6.2.4

*Petition:* The applicant is seeking Variance approval at 585, 591, 605, 609.1, 619, 629, 639 Market Street; 616, 628, 636, 646, 650, 666 Merrimack Street; and 23 Cabot Street. The applicant proposes to construct a one hundred sixty three (163) unit privately developed and operated dormitory. The proposed project is located in the Urban Mixed Use (UMU) zoning district. The project requires Variance approval from the Zoning Board under Sections 6.1, 6.1.4, 6.1.5.4, 6.1.6.1, 6.1.6.6, 6.1.10, and 6.2.4 and any other relief required of the Lowell Zoning Ordinance. The applicant has requested continuing this hearing until the Monday, March 12 meeting of the Zoning Board of Appeals.

##### ZB-2018-8

*Petition Type:* Sign Special Permit

*Applicant:* Friendly Insurance

*Re Property Located at:* 15 Wood Street 01851

*Applicable Zoning Bylaws:* Sections 6.3.4 and 11.3.2

*Petition:* The applicant is seeking Special Permit approval to install an internally illuminated wall sign at 15 Wood Street of the Middlesex Plaza. The building is located in the Regional Retail (RR) zoning district and requires a Special Permit under Section 11.3.2, Section 6.3.4 Table of Sign Regulations, and any other relief required of the Lowell Zoning Ordinance.

##### ZB-2018-9

*Petition Type:* Variance(s)

*Applicant:* Stephen Geary, Esq.

*Re Property Located at:* 230, 234 Appleton Street 01852

*Applicable Zoning Bylaws:* Sections 5.1 and 6.1.4

*Petition:* The applicant is seeking Variance approval at 230, 234 Appleton Street. The applicant proposes to convert a mixed use building with 9 residential units to 15 residential units. The proposed project is located in the Urban Mixed Use (UMU) zoning district. The project requires Variance approval from the Zoning Board of Appeals for Lot Area/Dwelling Unit, Side Yard, and Rear Yard Setbacks under Section 5.1, a parking variance under Section 6.1.4,

and any other relief required of the Lowell Zoning Ordinance.

### **III. Other Business**

**Minutes for approval:**

12/11/2017

02/12/2018

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman  
New Business to Be Advertised by February 11, 2018 and February 18, 2018